

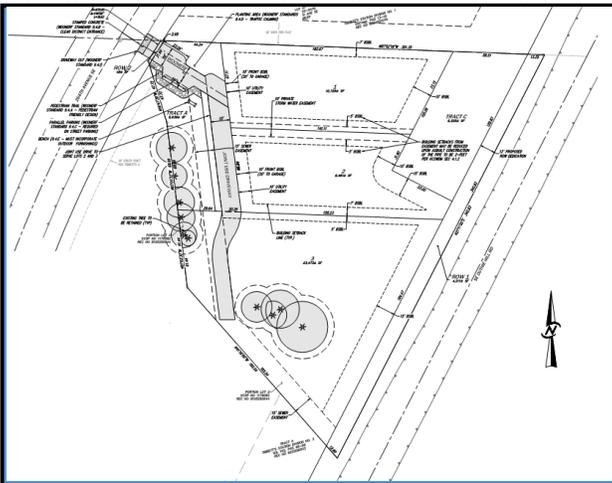
**NOTICE OF DECISION**  
**DUTHIE HILL PRELIMINARY SHORT SUBDIVISION**  
**FILE NO.: PSHP2018-00725**

**DATE OF NOTICE:** December 3, 2019

**APPEAL PERIOD:** December 3, 2019 to December 24, 2019 at 5:00 p.m.

**NOTICE IS HEREBY GIVEN** that on December 3, 2019 **APPROVAL** was granted by the Department of Community Development for the Duthie Hill Preliminary Short Subdivision. Public notice has been provided via mailed notice to property owners within 1,000 feet of the subject site, a sign posted on the subject site, and publication of a legal notice in the local newspaper.

**PROJECT DESCRIPTION:** The proposal is to subdivide two (2) parcels, approximately 1.36 acres, located within the R-4 zoning district into three (3) single family lots with two tracts. The site is currently developed with a single-family residence that will be removed. There are no critical areas on site.



**Online documents:** A copy of the Decision, plan sets, exhibits, and other supporting documentation, except for this notice, can be accessed through the following link:  
<https://spaces.hightail.com/space/m1Ck3DeEvA>

**Project Location:** 26444 SE Duthie Hill RD, Sammamish, WA 98075- Parcel No(s): 1224069060 & 1224069092

**Applicant/Owner:** Huntington Homes LLC, 14410 Bel-Red RD, Bellevue, WA 98007, P: (425) 649-8151 E: [permitting@murrayfranklyn.com](mailto:permitting@murrayfranklyn.com)

**SEPA THRESHOLD DETERMINATION:** SEPA Exempt, WAC 197-11-800(6)(a) and WAC 197-11-800(1)(b) Categorical Exemptions.

**Environmental Documents:** Preliminary Project Plans, Property

Boundary and Topographic Survey, Tree Inventory and Arborist Report, Critical Areas Report, Geotechnical Report, SEPA Checklist, and a Preliminary Technical Information Report.

**Date of Application:** December 6, 2018

**Date of Completeness:** December 28, 2018

**Date of Notice of Application:** January 10, 2019

**Staff Project Planner:** Andrew Johnson, Associate Planner P: 425-295-0578, E: [ajohnson@sammamish.us](mailto:ajohnson@sammamish.us). Address City of Sammamish City Hall, 801 228<sup>th</sup> Avenue SE, Sammamish, Washington 98075.

**Appeal Period:** This decision may be appealed to the City of Sammamish Hearing Examiner pursuant to the provisions of the Sammamish Municipal Code (SMC) 20.10.080 and 20.15.130. Appeals must be submitted in writing with the appropriate filing fee (\$250.00) and received by 5:00 p.m. on the last day of the appeal period at City Hall, located at 801 228<sup>th</sup> Ave SE, Sammamish, WA, 98075. Appeal instructions are available at City Hall or are available upon request at (425) 295-0500. Please direct comments to the Staff Project Planner.

*Inquiries regarding the application, decision, and appeal process, as well as requests to view documents pertinent to the proposal, may be made at the City of Sammamish City Hall, Monday through Friday, 8:30 a.m. to 5:00 p.m.*

*Mediation of disputes is available pursuant to SMC 20.20. Requests for mediation should be made as soon as it is determined the disputed issue(s) cannot be resolved by direct negotiation. Please contact the Department of Community Development for additional information on the Land Use Mediation Program.*